



# SANCTUARY TERRACE

@ Permatang Sanctuary, Bukit Mertajam

## Bask in a Joy-Filled Life

Eco-Friendly Energy for  
a Sustainable Environment

Freehold | 5% Discount for Bumiputera





# A Lifestyle That Captivates Hearts

Everything you covet becomes a reality at Sanctuary Terrace which offers family-oriented spaces amidst a tranquil atmosphere. Featuring a modern architecture, this comfortable haven is surrounded by the resplendence of nature, so you can immerse yourself in a blissful dream life.





 **With An Eco-Friendly & Natural Energy Source**

- ✓ Renewable energy source
- ✓ Eco-friendly
- ✓ Reduces monthly electricity bill
- ✓ Hedges against increase in electricity price
- ✓ Smart property investment



| STANDARD SPECIFICATION |  |
|------------------------|--|
| DOUBLE STOREY TERRACE  |  |
| Foundation             | : To be determined by Engineer   |
| Structure              | : Reinforced concrete framework  |
| Walls                  | : Common brick wall to external wall<br>Cement sand brick wall to internal wall  |
| Roof                   | : Metal roof   |
| Ceiling                | : Skim coat to soffit of slab<br>Plasterboard ceiling to family area, master bedroom, bedroom 2 & 3, bath 1, 2 & 3   |
| Window                 | : Aluminum framed with glass   |
| Doors                  | : Solid core plywood flush door to main entrance<br>Aluminum frame sliding door to living, dining & master bedroom (End Unit)<br>Aluminum frame sliding door to living & master bedroom (Typical Unit)<br>Metal door to kitchen<br>HDF (High Density Fiberboard) door to all bedrooms<br>Plywood Flush door to all bathrooms |
| Locks                  | : Approved locksets  |
| Painting               | : Weather resistance paint to external walls<br>Emulsion paint to internal walls   |
| Flooring               | : Porcelain tiles to living, dining, kitchen, bedrooms, bathrooms, staircase, family area & car porch<br>Ceramic tiles to balcony<br>Cement rendered - others  |
| Wall tiles             | : Ceiling height wall tiles to bathrooms<br>5' height wall tiles to kitchen sink wall  |

## DOUBLE STOREY TERRACE

### BUILT-UP AREA

Ground Floor  
22' x 42'  
First Floor  
22' x 45'

### LAND AREA

from  
22' x 70'

### TOTAL UNITS

95



# The Wonders of Cosy Spaces & Sustainable Energy

Part of Permatang Sanctuary, Sanctuary Terrace comprises 95 double storey terrace house units. Every unit has roomy living spaces where you can unwind, indulge in your favourite hobbies and spend time with your family. Plus, this eco-friendly home uses renewable energy and helps you save money on electricity bills.



## SANITARY AND PLUMBING INSTALLATION

|                |  |      |
|----------------|--|------|
| Bathroom 1     | : Shower with mixer                                  | 1 no |
|                | : Wash basin   | 1 no |
|                | : Water closet                                       | 1 no |
|                | : Toilet roll holder                                 | 1 no |
|                | : Tap  | 1 no |
| Bathroom 2 & 3 | : Shower   | 1 no |
|                | : Wash basin   | 1 no |
|                | : Water closet                                       | 1 no |
|                | : Toilet roll holder                                 | 1 no |
|                | : Tap  | 1 no |
| Kitchen        | : Tap  | 1 no |
|                | : Aluminum kitchen sink (single bowl single drainer) | 1 no |
| Car porch      | : Tap  | 1 no |
| Balcony        | : Tap  | 1 no |

## ELECTRICAL INSTALLATION

|                   | End Unit | Typical Unit |
|-------------------|----------|--------------|
| Lighting point    | : 24 nos | 23 nos       |
| 13A Power point   | : 25 nos | 25 nos       |
| 15A Power point   | : 10 nos | 10 nos       |
| 20A Power point   | : 1 no   | 1 no         |
| Ceiling fan point | : 6 nos  | 6 nos        |
| Telephone point   | : 2 nos  | 2 nos        |
| SMATV point       | : 3 nos  | 3 nos        |
| Data point        | : 2 nos  | 2 nos        |

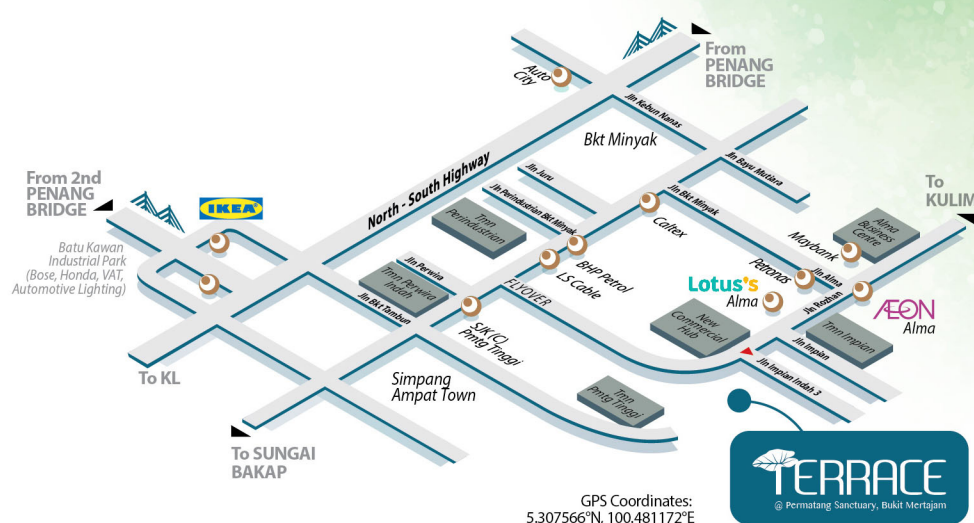


# Close to Various Amenities

Strategically located in Alma, Bukit Mertajam, Sanctuary Terrace offers quick access to a myriad of amenities, namely Lotus's Alma and AEON Alma. As such, you can satisfy every need while enjoying convenience no matter where you are heading to.

**SANCTUARY TERRACE**

@ Permatang Sanctuary, Bukit Mertajam



GPS Coordinates:  
5.307566°N, 100.481172°E

Site Sales Gallery & Show Village

**04-588 8333**

**Manda'rina Sdn Bhd** (311874-V)

Lot 1768, Jalan Impian Indah 3, Alma, 14000 Bukit Mertajam.

Fax 04-588 3832 Email sales@ijm.com www.ijmland.com www.facebook.com/ijmland

Sanctuary Terrace - Developer's Licence No.: 6928-17/10-2023/0710(L) - Validity Date: 06/10/2021 - 05/10/2023 - Advertising and Sales Permit No.: 6928-17/10-2023/0710(P) - Validity Date: 06/10/2021 - 05/10/2023 - Tenure of Land: Freehold, Free from Encumbrances - Building Plan Reference No: MBSP/40/20-44/148 - Authority Approving Building Plan: MBSP - Property Type: Double Storey Terrace - Total Units: 95 units (Min Price: RM765,000 - Max Price: RM1,004,000) - Expected Date of Completion: Aug 2023 - 5% Discount for Bumiputera

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT

**IJM LAND**

An **IJM** Company

